



# MEMORANDUM

## CITY OF WATERTOWN – PLANNING OFFICE

245 Washington Street, Suite 304, Watertown, New York 13601

Phone: 315-785-7730 – Fax: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Special Use Permit Approval – 816 Bradley St

DATE: June 24, 2014

**Request:** Special Use Permit request to operate a car wash in a Neighborhood Business District at 816 Bradley Street, parcels 1-09-201, 1-09-202, and 1-09-203.100

**Applicant:** Anthony Doldo

**Proposed Use:** Car wash

**Property Owner:** AM Servicetech LLC

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**Submitted:**

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8 ½" x 11" Copy of Parcel Map: No

A Sketch of the Site to Scale: Yes

Completed Part I of an  
Environmental Assessment Form: Yes

SEQRA: Unlisted Action

County Planning Board Review Required: Yes

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**Comments:** The applicant proposes to build a car wash with 4 bays, plus an attached dog washing station. The building would be constructed at the corner of Bradley and Burdick streets, in place of an existing house. The applicant owns the subject property, and also a gas station to the north, which may be utilized to provide vehicle access to the car wash. As depicted on the draft plans, the building does not meet setback requirements.

A site plan review will also be required for construction of the proposed facility, at which time the details of the landscaping, parking, and setbacks can be addressed.

Surrounding uses include a cemetery to the west; detached housing to the immediate east, north, and south; and commercial and industrial development along Bradley Street both north and south of the site.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Anthony Doldo, 816 Bradley St